

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
S/S of Cold Spring Road, 165' E *
of Chestnut Road * DEPUTY ZONING COMMISSIONER
15th Election District *
5th Councilmanic District * OF BALTIMORE COUNTY
(1105 Cold Spring Road) *
Jeanette G. & Charles L. Ayres * CASE NO. 02-374-A
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Jeanette G. and Charles L. Ayres, property owners, for that property known as 1105 Cold Spring Road in the eastern area of Baltimore County. The Petitioners herein seek a variance from Sections 400.2 and 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) as applied per policy Section 400.1.d.(2) (if necessary), to permit a proposed accessory structure (garage) to have a height of 19 ft. in lieu of the permitted 15 ft. and a street centerline setback of 25 ft. in lieu of the required 75 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation contained in the case file. Based upon the information available, there is no evidence in the file to indicate that the requested administrative variance would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted.

In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that the relief requested sufficiently complies with

4/19/02
R. J. [Signature]
[Illegible text]

the requirements of Sections 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

This property is located within the Chesapeake Bay Critical Areas and as such, is subject to compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the B.C.Z.R. As of the date of this Order, DEPRM has not completed its review of this project. Therefore, the relief granted herein is subject to the Petitioners' compliance with any recommendations made by DEPRM upon completion of their review.

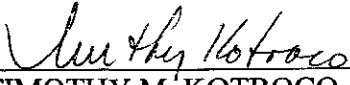
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations having been met, and for the reasons set forth above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 9th day of April, 2002, that the Petitioners' request for Administrative Variance seeking relief from Sections 400.2 and 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) as applied per policy Section 400.1.d.(2) (if necessary), to permit a proposed accessory structure (garage) to have a height of 19 ft. in lieu of the permitted 15 ft. and a street centerline setback of 25 ft. in lieu of the required 75 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with any Zoning Advisory Committee (ZAC) recommendations submitted by DEPRM to minimize any effect the proposed development might have on the Bay and its tributaries.

4/9/02
R. Jameson

3. Compliance with the Zoning Advisory Committee (ZAC) comments submitted by the Office of Planning dated March 22, 2002, a copy of which is attached hereto and made a part hereof.
4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

RECEIVED
4/19/02
R. J. G. Mason



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

April 9, 2002

Mr. & Mrs. Charles L. Ayres
13113 Sanfield Road
Baldwin, Maryland 21013

Re: Petition for Administrative Variance
Case No. 02-374-A
Property: 1105 Cold Spring Road

Dear Mr. & Mrs. Ayres:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in dark ink, reading "Timothy M. Kotroco". The signature is written in a cursive style with a large, stylized "T" and "K".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1105 COLD SPRING ROAD BALTO. MD. 21220
which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400, 2 BCZR, 1A04.3.B.2 AS APPLIED PER POLICY SECTION 400.1.1.2 (IF NECESSARY). TO PERMIT A PROPOSED ACCESSORY BUILDING (GARAGE) WITH A 19 FT. HT. IN LIEU OF THE PERMITTED 15 FT. AND A STREET CENTERLINE SETBACK OF 25 FT. IN LIEU OF THE REQUIRED 75 FT.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

JEANETTE GRACE AYRES
Name - Type or Print

Jeanette Grace Ayres
Signature

CHARLES LEWIS AYRES
Name - Type or Print

Charles Lewis Ayres
Signature

13113 SANFIELD ROAD 410-592-9524
Address Telephone No.

BALDWIN MD. 21013
City State Zip Code

Representative to be Contacted:

CHARLES LEWIS AYRES
Name

13113 SANFIELD ROAD 410-592-9524
Address Telephone No.

BALDWIN MD. 21013
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 02 374 A

Reviewed By JL Date 3/08/02

Estimated Posting Date 3/17/02

REV 10/25/01

By

ORIGINAL FILED FOR FILING

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1105 COLD SPRING RD
Address
BAKIMORE MD 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

VARIANCE AGAINST 15' HEIGHT RESTRICTION. ROOF PITCH WILL BE 8/12 TO MATCH EXISTING HOUSE. 8/12 PITCH WILL ALSO ALLOW A 7' CLEARANCE INSIDE OF A ROOF TRUSS. A 28' WIDE BUILDING WITH A 8/12 PITCH WILL PUT US ABOVE THE 15' RESTRICTION.

Can not locate garage to meet RC5 set Back of 75'. would place garage in center of yard.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature Jeanette Grace Ayres
Name - Type or Print JEANETTE GRACE AYRES

Signature Charles Lewis Ayres
Name - Type or Print CHARLES LEWIS AYRES

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of March, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JEANETTE GRACE AYRES and CHARLES LEWIS AYRES
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Julie Ann Constantino
Notary Public
JULIE ANN CONSTANTINO
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 13, 2003

ZONING DESCRIPTION FOR 1105 COLD SPRING ROAD

374

C.R.A.

BEGINNING AT A POINT ON THE SOUTH SIDE OS COLD SPRING ROAD WHICH IS 30 FEET WIDE AT THE DISTANCE OF ~~146~~ FEET EAST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET CHESTNUT ROAD WHICH IS 20 FEET WIDE. *BEING LOT ~~142~~ IN THE SUBDIVISION OF BOWLEYS QUARTERS AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # 1, FOLIO # 12 CONTAINING .48 ACRES. ALSO KNOWN AS 1105 COLD SPRING ROAD AND LOCATED IN THE 15TH ELECTION DISTRICT, 5TH COUNCILMANIC DISTRICT.

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

37A No. 11126

✓

DATE 3/08/02

ACCOUNT

01 006 6150

AMOUNT \$

50.00

RECEIVED
FROM:

AYRES

FOR:

Red Vanover

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME

3/08/2002 3/08/2002 09:59:17

REC 0802 CASHIER JEVA JEE DORNER 112

>> RECEIPT # 192987

DEPT 5 528 ZONING VERIFICATION

CR NO. 011126

Receipt Tot

50.00 OK

Baltimore County, Maryland

50.00

.00

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 02-374-A

Petitioner/Developer: CHARLES

+ JEANETTE AYRES

Date of Hearing/Closing: 4/1/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 1105 COLD SPRING
Rd

The sign(s) were posted on 3/17/02
(Month, Day, Year)

Sincerely,

[Signature] 3/17/02
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

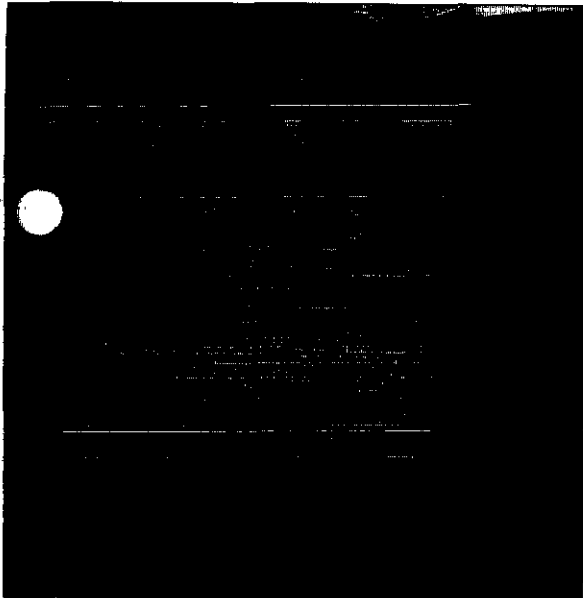
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number 02 374 A
Petitioner * ~~XXXX~~ AYRES
Address or Location. * 1105 COLDSPRING ROAD

PLEASE FORWARD ADVERTISING BILL TO

Name * CHARLES L. AYRES
Address * 13113 SANFIELD ROAD
2 BALDWIN, MD. 21013
x _____
Telephone Number * 410-592-9524

2030

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 374 -A

Address 1105 COLD SPRING RD.

Contact Person: J. L. LEWIS
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 3/08/02

Posting Date: 3/17/02

Closing Date: 4/01/02

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 02- 374 -A

Address 1105 COLD SPRING RD.

Petitioner's Name CHARLES & JEANETTE AYRES Telephone 410 592 9524

Posting Date: 3/17/02

Closing Date: 4/01/02

Wording for Sign: To Permit A PROPOSED ACCESSORY BUILDING (GARAGE) WITH A 19 FT HEIGHT IN LIEU OF THE PERMITTED 15 FT. AND (IF NECESSARY) TO PERMIT A STREET CENTERLINE SETBACK OF 25 FT. IN LIEU OF THE REQUIRED 75 FT.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 1, 2002

Mr. & Mrs. Charles L Ayres
13113 Sanfield Road
Baldwin MD 21013

Dear Mr. & Mrs. Ayres:

RE: Case Number: 02-374-A, 1105 Cold Spring Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 08, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. 602
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel

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BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: April 17, 2002

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for *March 25, 2002*
Item No. 374

The Bureau of Development Plans Review has reviewed the subject zoning item.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

In accordance with Bill No. 18-90, Section 26-276, filling within a flood plain is prohibited.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential development.

The flood protection elevation for this site is 11.2 feet.

The building's engineer shall require a permit for this project.

Building shall be designed and adequately anchored to present flotation, collapse or lateral movement of structure with materials resistant to flood damage.

Flood resistant construction shall be in accordance with requirements of BOCA International Building Code adopted by the County.

RWB:CEN:cab

cc: File

ZAC-3-25-2002-ITEM 374-04172002.doc



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

March 18, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF March 18, 2002

Item No.: 360-366, 368, 370-377

Dear Ms. Zahner:

374

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RSS/TCT*
DATE: April 16, 2002
SUBJECT: Zoning Item 374
Address 1105 Cold Spring Road

Zoning Advisory Committee Meeting of 3/18/02

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ If streams or wetlands occur on or within 200 feet of the property, the development of the property may need to comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

See attached comments.

Reviewer: Kieth Kelley

Date: 4/16/02

CBCA Zoning Comments (Zoning Item # 374)

X The property is located within the Limited Development Area (LDA) of the Chesapeake Bay Critical Area (CBCA).

 This proposal must use best management practices, which reduce pollutant loadings by 10%.

 Man-made impervious surfaces are limited to 15% for lots greater than ½ acre in size.

X Man-made impervious surfaces are limited to 25% for lots less than ½ acre in size.

X Mitigation is required if exceeding the 25% impervious surface limit. Impervious surfaces are limited to 31.25% of the lot. Otherwise, a Critical Area Administrative Variance (CAAV) is required.

X If permitted development on a property currently exceeds impervious surface limits, that percentage may be maintained during redevelopment of the property.

X 15% forest must be established or maintained. This equates to 3 trees for a lot of this size.

 Any tree removed in the buffer for this structure must be replaced on a 1:1 basis.

X All downspouts must discharge rainwater runoff across a pervious surface such as a lawn.

 The lot is in a Buffer Management Area (BMA). Mitigation (planting trees, removing impervious area, or paying a fee-in-lieu) is required for the placement of the proposed structure within 100' of tidal waters.

 If the lot is unimproved, then the proposed dwelling cannot go any closer to the water than the neighboring dwelling farthest away from the water.

 If the lot is improved, then the proposed dwelling can go as close to the water as the existing dwelling.

 A Critical Area Administrative Variance (CAAV) is required for the placement of the proposed structure within 100' of tidal waters, tidal wetlands, stream, or within 25' of non-tidal wetlands.

 A Critical Area Administrative Variance (CAAV) is required since the proposed principal structure cannot honor the required 35' residential building setback or 25' commercial building setback from the 25' or 100' buffer.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: March 22, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

MAR 22

SUBJECT: 1105 Cold Spring Road

INFORMATION:

Item Number: 02-374

Petitioner: Jeanette Grace Ayers

Zoning: RC 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to allow a proposed accessory structure (garage) with a height of 19 feet in lieu of the maximum permitted height of 15 feet provided said structure is not used for dwelling purposes at any time. This office also supports the request to permit a setback from the street centerline of 25 feet in lieu of the minimum required 75 feet.

Prepared by:

Mark A. Cunningham

Section Chief:

R. J. Gorman

AFK/LL:MAC:

4/9/02
R. J. Gorman



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3.19.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 374

JL

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

To Zoning File 02-374-A

Applicant has confirmed flood plain
regulation compliance with Plans
review, I advised that since
they stated there would be some
second floor storage that they reconfirmed
with Jose in 120

H. P. Smith
3/08/02

File with Item # 374

I CHARLES L. AYRES LIVE 5 MONTHS
A YEAR AT 13113 SANFIELD ROAD BALDWIN, MD.
AND AT 1105 COLD SPRING ROAD 7 MONTHS
A YEAR IN THE SUMMER MONTHS.

Charles L. Ayres
3/8/02

Julie Ann Constantino

JULIE ANN CONSTANTINO
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 13, 2003

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1105 COLD SPRING RD SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

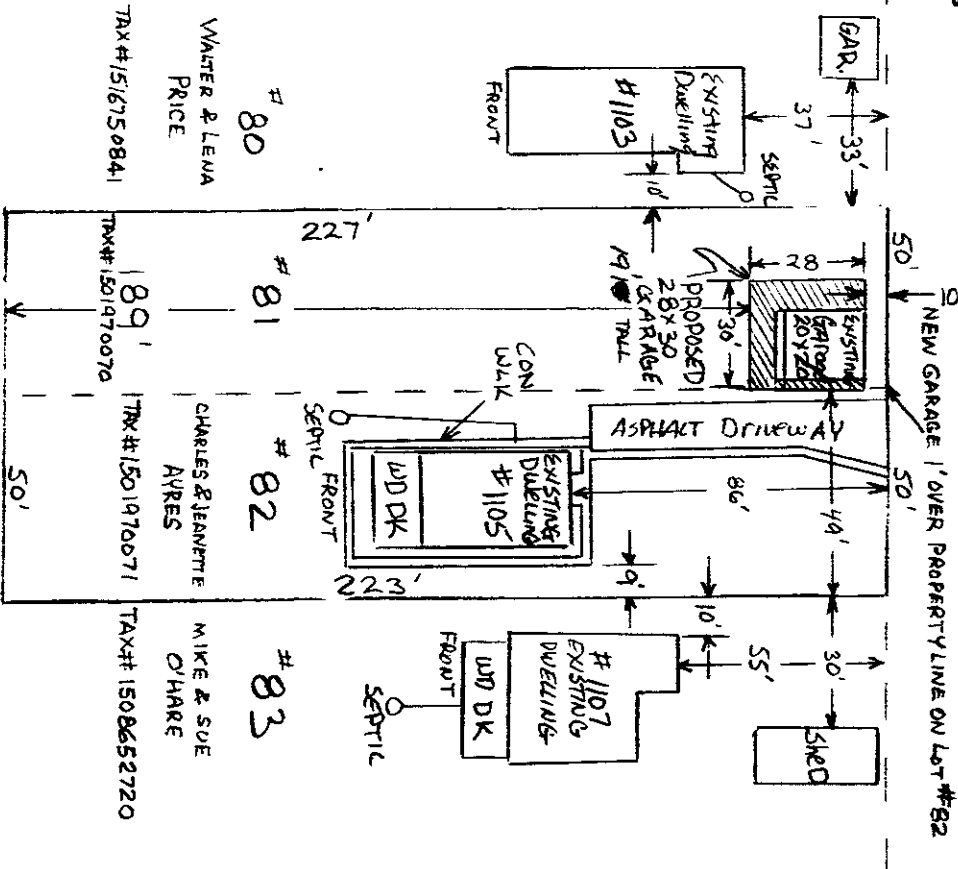
SUBDIVISION NAME BOWLEYS QUARTERS

PLAT BOOK # 1 FOLIO # 12 LOT # 82 SECTION # N/A

OWNER CHARLES L. & JEANNETTE G. AYRES

COLD SPRING ROAD (17' PAVING, 30' R/W)

← 165' ± TO 40' CHESTNUT RD



NORTH

GALLOWAY CREEK

100 YEAR FLOOD PLAIN
ZONE A ELEVATION 8'

PREPARED BY MIKE CONSTANTINO

SCALE OF DRAWING: 1" = 50'



VICINITY MAP
SCALE: 1" = 1000'

COLD SPRING RD.

GALLOWAY RD.

CHESTNUT RD.

SUBJECT PROPERTY

LOCATION INFORMATION

ELECTION DISTRICT 15TH

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # NE 2K

ZONING RC-5

LOT SIZE .48

ACREAGE

SQUARE FEET

PUBLIC PRIVATE

SEWER

☐

☒

WATER

☒

☐

CHESAPEAKE BAY
CRITICAL AREA

☒

☐

100 YEAR FLOOD PLAIN

☒

☐

HISTORIC PROPERTY/
BUILDING

☐

☒

PRIOR ZONING HEARING

NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

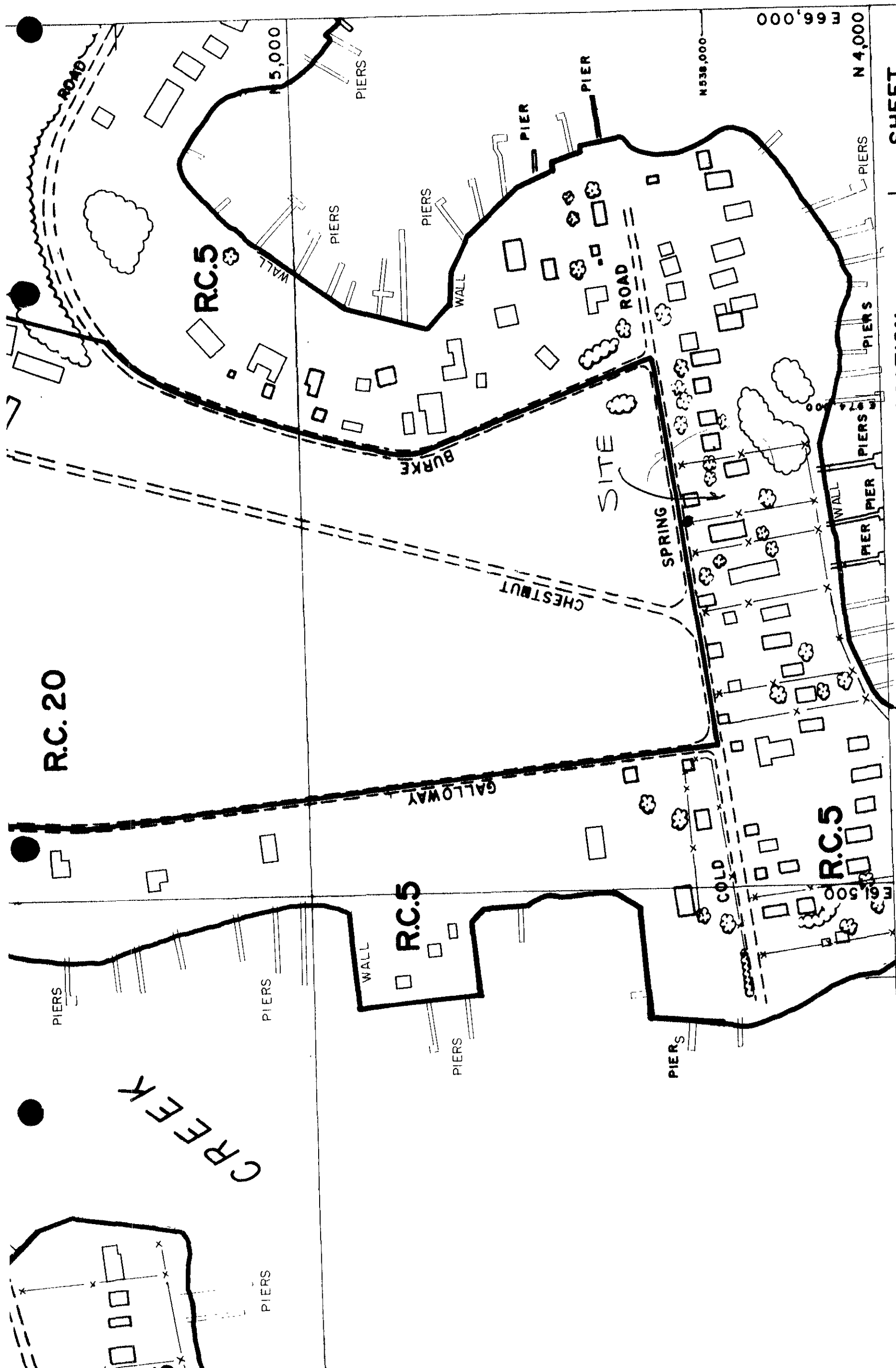
02 1374/14

Ret. Ek. #1

FIRM MAP 0445
Flood zone A-10
Elev. = 8 ft

374

NE 2 K



SHEET

N.E.

2-K

LOCATION

BOWLEYS
QUARTERS

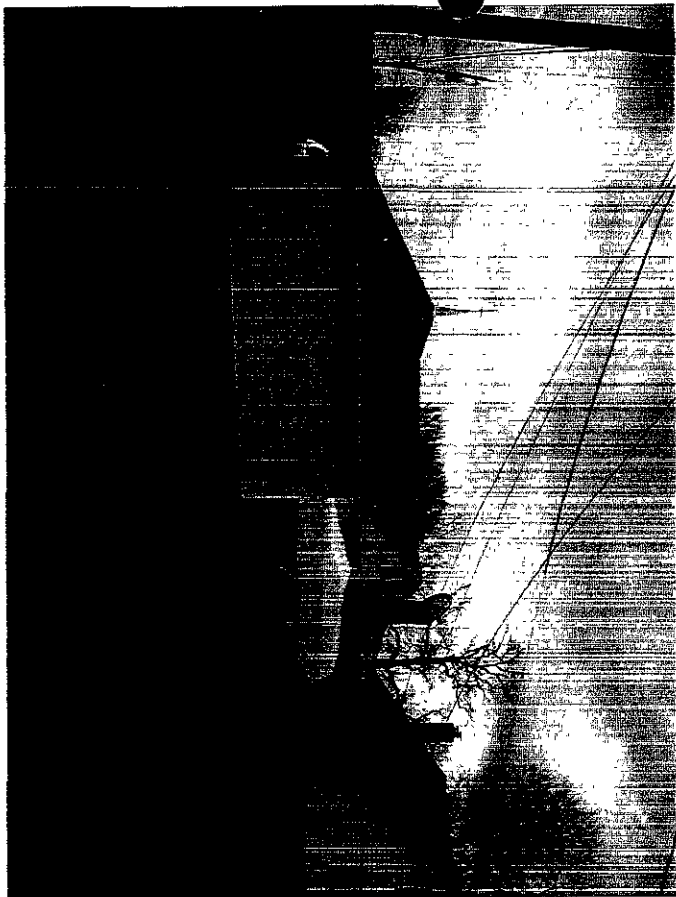
SCALE

1" = 200' ±

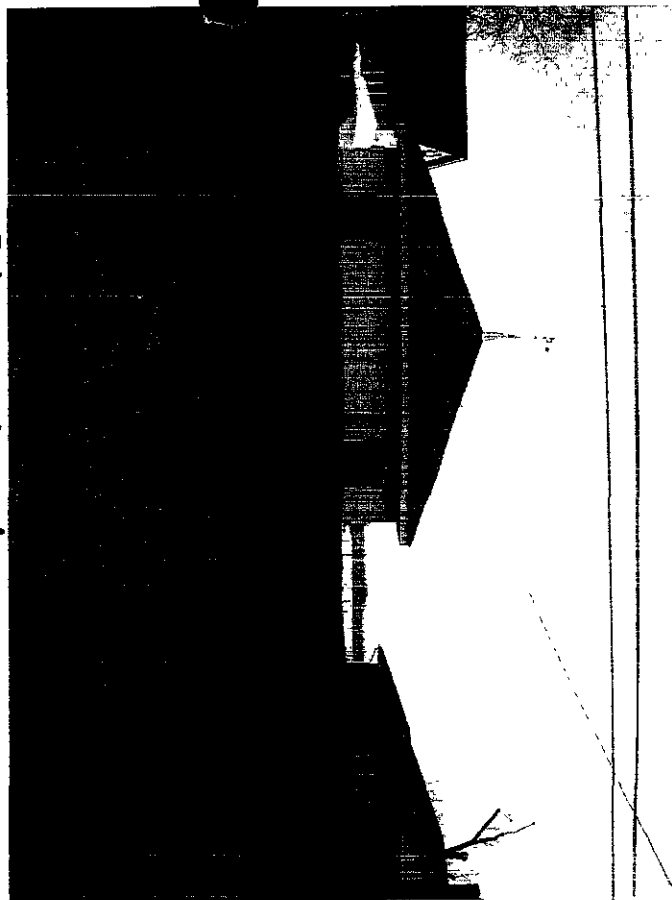
DATE
OF

ONING

SIDE VIEW
OLD GARAGE
LOT #81



BACK VIEW
OLD GARAGE
LOT #81



FRONT VIEW
OLD GARAGE
LOT #81

37A

BACK
VIEW
OLD
GARAGE
LOT
#81



57A

SIDE & FRONT VIEW OLD GARAGE
ON LOT #81

BACK
OF
HOUSE
LOT
#82



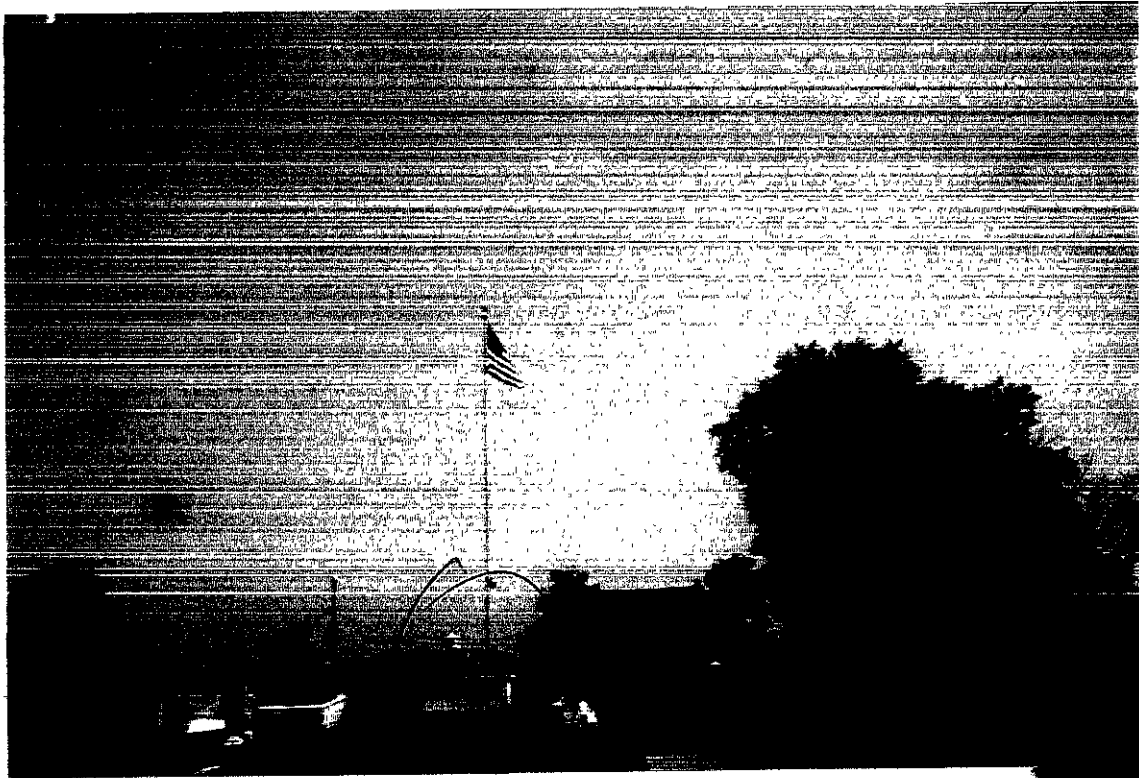
SIDE
OF
HOUSE
LOT
#82



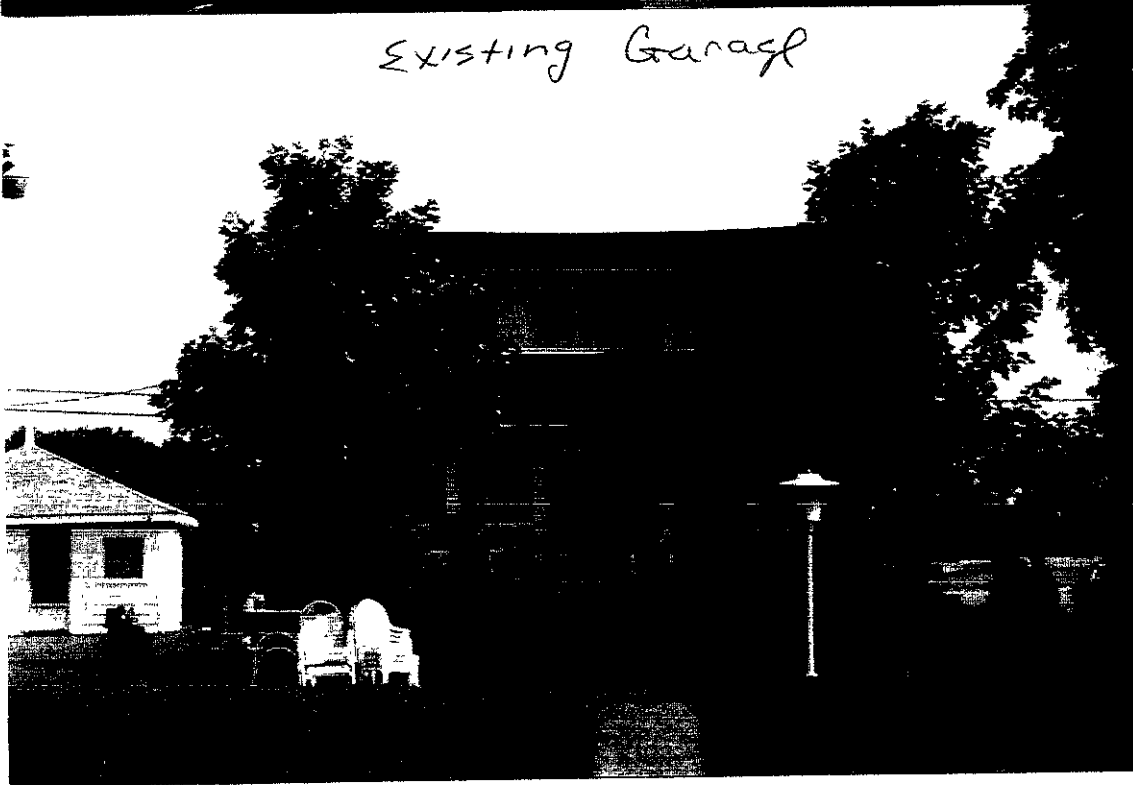
FRONT VIEW
LOT #81



FRONT VIEW
LOT #81 & LOT #82



Existing Garage



37A

Front of House from water side